



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-104015-25-SA

In the matter of: 1216, 66 BROADWAY AVE
TORONTO ON M4P1T6

Between: Beaux Properties Management Company Landlord

And

Kevin Campbell Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Campbell (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 10, 2025 with respect to application LTB-L-077661-25.

The Landlord's application was resolved by order LTB-L-104015-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104015-25.

This motion was heard by videoconference on March 24, 2026. The Landlord's representative Athena Metaxas attended the hearing.

As of 9:45am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. The Tenant owed the Landlord \$3,397.29 in arrears and costs to the end of October 2025. The entire amount was to have been paid on or before December 15, 2025. The amount the Tenant owes has increased to \$3,915.24.
2. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-104015-25, issued on December 11, 2025, is denied.
2. The stay of order LTB-L-104015-25 is lifted immediately.

3. Order LTB-L-104015-25 is unchanged.

March 25, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.